

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/441 Brunswick Road Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$279,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|--|-----------|-----------|
| 6/423 Brunswick Road Brunswick West VIC 3055 | \$334,000 | 27-Feb-21 |
| 2/8 Dalgety Street Brunswick West VIC 3055 | \$325,000 | 18-Nov-20 |
| 8/14 Jolley Street Brunswick West VIC 3055 | \$299,999 | 14-Dec-20 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 April 2021



6/423 Brunswick Road Brunswick West VIC 3055

 1
  1
  1

Sold Price ^{RS} **\$334,000** ^{UN} Sold Date **27-Feb-21**

Distance **0.13km**



2/8 Dalgety Street Brunswick West VIC 3055

 1
  1
  1

Sold Price **\$325,000** Sold Date **18-Nov-20**

Distance **1.39km**



8/14 Jolley Street Brunswick West VIC 3055

 1
  1
  1

Sold Price **\$299,999** Sold Date **14-Dec-20**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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